

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1 Sinclair Avenue Surf Beach VIC 3922

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$449,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

House

Suburb

Surf Beach

Period-from

01 May 2019

to

30 Apr 2020

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

16 Malcolm Avenue Surf Beach VIC 3922

\$510,000

05-Sep-19

2 Tolley Avenue Surf Beach VIC 3922

\$431,000

07-Jan-20

21 Sinclair Avenue Surf Beach VIC 3922

\$492,000

27-Mar-20

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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16 Malcalm Avenue Surf Beach VIC 3922

Sold Price

\$510,000 Sold Date **05-Sep-19**

3 2 2

Distance **0.18km**



2 Tolley Avenue Surf Beach VIC 3922

Sold Price

\$431,000 Sold Date **07-Jan-20**

3 1 3

Distance **0.22km**



21 Sinclair Avenue Surf Beach VIC 3922

Sold Price

^{RS} **\$492,000** Sold Date **27-Mar-20**

3 2 2

Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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